

MOTION BY SUPERVISOR GLORIA MOLINA

September 23, 2014

On December 17, 2002 and March 7, 2006, the Board of Supervisors approved two gratis lease agreements with VIP Community Mental Health Center, Inc. (VIP CMHC) for the use of a building located at 1721 Griffin Avenue and a portion of a building located at 1733 Griffin Avenue, Los Angeles, within the campus of the LAC+USC Healthcare Network.

VIP CMHC is a non-profit public benefit organization that provides case management/brokerage, mental health, crisis intervention, and medication support services to children and their families who have been victims of domestic violence and/or child abuse as set forth in the Mental Health Services Agreement entered into with County on July 1, 2013. All such services are open and available to low-income, uninsured residents of incorporated and unincorporated areas of the County of Los Angeles.

VIP CMHC has requested to lease an additional building consisting of approximately 11,685 square feet, located at 1739 Griffin Avenue, adjacent to the two facilities currently under lease. VIP CMHC proposes to pay for all necessary repairs

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Molina _____

Ridley-Thomas _____

Yaroslavsky _____

Antonovich _____

Knabe _____

and improvements along with maintenance and utilities for the term of the lease. The building has been vacant for approximately four years and is need of extensive repair. In lieu of rent payment to the County, VIP CMHC proposes to make the necessary repairs and improvements to the building as tenant improvements at an estimated cost of \$1,750,000.

The building will be converted into a mental health assessment and services center for youth under the supervision of the Department of Children and Family Services (DCFS) or youth who are in out-of-home placements. The assessments at this center would assist in permanent placement planning. Part of the population to be served includes those youth who are consistently failing placements or who have languished in group homes for long periods of time. The proposed space is in close proximity to the Children's Welcome Center and the Youth Welcome Center, each operated by DCFS and the LAC+USC Violence Intervention Program.

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS, as authorized by Government Code Section 26227:

1. Find that the building located at 1739 Griffin Avenue, Los Angeles to be utilized by VIP CMHC, is currently not needed for County purposes during the time of use; and
2. Find that the Lease Agreement is categorically exempt from CEQA pursuant to Class 1 of the County's Environmental Document Reporting Procedures and Guidelines (Existing Facilities); and

3. Instruct and authorize the Chief Executive Officer (CEO) to negotiate and execute a gratis ten year lease agreement with an option to extend the term for an additional ten years with VIP CMHC for the use of said building for the purposes set forth herein. Authorize VIP CMHC at its cost, to design and construct tenant improvements at an estimated cost of \$1,750,000. In the event the County cancels the lease during the first ten year term, the County shall reimburse VIP CMHC for the cost of tenant improvements equal to the depreciated value of the improvements paid for by VIP CMHC.

MR/sf